

**5 Fairview Crescent E  
Brooks, Alberta**

**MLS # A2280392**



**\$447,900**

<b>Division:</b>	Fairview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	1986 (40 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-SD
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Smoking Home		

**Inclusions:** Window Blinds, Underground Sprinklers (as is), Central Vac & Attachments (as is), TV Wall Mounts, 3 new bathroom faucets (not installed)

Welcome to this beautifully maintained and thoughtfully updated home, located in one of Brooks' most highly desired neighbourhoods. This clean, bright 3 bedroom, 3 bathroom property offers a functional layout, timeless finishes and the peace of mind that comes with extensive recent improvements. The home features new flooring and fresh paint, trim, baseboards and interior railings, creating a light and inviting atmosphere. All bathrooms have seen updates adding a crisp, modern touch. Comfort and convenience are enhanced with a new thermostat and doorbell, while the kitchen has been refreshed with a new stove and range hood. Additional updates include new glass in two windows, a new overhead garage door, and new drywall in the garage. Outside, enjoy a new fence and a shed with all new shingles and siding on the west side, providing practical and attractive storage. For added buyer confidence, a pre-listing home inspection has been completed, making this a truly move-in-ready opportunity in an excellent location. A well-cared for home with meaningful updates in a prime setting. 5 Fairview Crescent is ready to welcome its next owners.